



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

April 21, 2009

IN REPLY PLEASE

REFER TO FILE: **B-2**

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**FINDINGS AND ORDERS OF THE  
BUILDING REHABILITATION APPEALS BOARD  
IN THE UNINCORPORATED AREAS OF CHATSWORTH, FAIRMONT,  
LAKE LOS ANGELES, AND LANCASTER  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

**SUBJECT**

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board which provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

13044 East Avenue N-4, Lancaster, California 93535  
9053 East Avenue U, Littlerock, California 93543  
50212 244th Street West, Fairmont, California 93536  
40125 169th Street East, Lake Los Angeles, California 93591  
43259 171st Street East, Lancaster, California 93535

40709 156th Street East, Lake Los Angeles, California 93535  
11432 Aucas Drive, Chatsworth, California 91311  
21508 Arapahoe Trail, Chatsworth, California 91311

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code (Building Code) provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

### **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

### **FISCAL IMPACT/FINANCING**

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all

competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

**ADDRESS: 13044 East Avenue N-4, Lancaster, California 93535**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by April 17, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Attractive nuisances in the form of abandoned or broken equipment and neglected machinery.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

**ADDRESS: 9053 East Avenue U, Littlerock, California 93543**

**Finding and Orders:** The Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders:

(a) that by April 17, 2009, the structure(s) be repaired per noted defects and (b) that the property be maintained secured to prevent unauthorized entry.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare, until it was barricaded, as requested by the Fire Department.
3. Electrical service is noncomplying.
4. Overgrown vegetation and weeds constituting an unsightly appearance.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

**ADDRESS: 50212 244th Street West, Fairmont, California 93536**

**Finding and Orders:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by April 17, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Miscellaneous articles of personal property scattered about the premises.
3. Trash, junk, and debris scattered about the premises.
4. Inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 40125 169th Street East, Lake Los Angeles, California 93591**

**Finding and Orders:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by April 17, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.
5. Trailers, campers, and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

**ADDRESS: 43259 171st Street East, Lancaster, California 93535**

**Finding and Orders:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by April 17, 2009, the abandoned, wrecked, dismantled, or inoperable vehicle(s) be removed and the property be maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Trash, junk, and debris scattered about the premises.

3. Dismantled trailer(s) or parts thereof stored for unreasonable periods on the premises.

**ADDRESS: 40709 156th Street East, Lake Los Angeles, California 93535**

**Finding and Order:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property, if substantial progress, extend to May 18, 2009, if further substantial progress, extend to June 16, 2009, and maintained cleared thereafter.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

**ADDRESS: 11432 Aucas Drive, Chatsworth, California 91311**

**Finding and Orders:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter and (b) that by May 18, 2009, the structure(s) be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.

2. The building is open and accessible to juveniles and transients and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.\*
3. The building was fire damaged.
4. The floor supports and foundation systems are fire damaged.
5. The underfloor clearance and ventilation are less than the required minimum and screening is missing.
6. The mudsill is fire damaged.
7. Doors and windows are broken.
8. The ceiling and roof supports systems are fire damaged.
9. The exterior stairway and landing are fire damaged.
10. The required heating system is fire damaged.
11. The electrical service and system are fire damaged.
12. The potable water system is fire damaged.
13. The drain, waste, and vent systems are fire damaged.
14. Trash, junk, and debris scattered about the premises.

**\*The following option was given to the owner**

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

**ADDRESS: 21508 Arapahoe Trail, Chatsworth, California 91311**

**Finding and Orders:** The Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by April 17, 2009, the property be secured with perimeter fencing to prevent unauthorized entry and dumping, and maintained secured thereafter, (b) that by April 17, 2009, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, and (c) that by April 17, 2009, the structure(s) be demolished. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

**List of Defects**

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. An attractive nuisance in the form of abandoned or broken equipment.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.
6. Chain-link fencing and front gate are damaged and broken.
7. The premises contain hazardous construction debris.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Not applicable.

**CONCLUSION**

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

The Honorable Board of Supervisors  
April 21, 2009  
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Please return one adopted copy of this letter to Department of Public Works, Building and Safety Division.

Respectfully submitted,



*PF* GAIL FARBER  
Director of Public Works

GF:RP:pc

c: Chief Executive Office (Lari Sheehan)  
County Counsel